



**City of Greenville
Board of Zoning Appeals
Minutes of the February 12, 2015 Regular Meeting
10th Floor – Council Chambers
4:00 PM
Meeting Notice Posted on Friday, February 6, 2015**

Members Present: Leah Buttry, Erin Dando, Chris Price, Matt Tindall, Valerie Chatman and Keith Jones
Members Absent: Frank Hammond
Staff Present: Michael Kerski, Planning and Development Manager; Nathalie Schmidt, Development Planner; Abbie Rickoff, Development Planner; Officer, Lt. Rampey, Police Department; Wayne Leftwich, Community Development; Michael Williamson, Community Development; and John Garza, Assistant City Attorney

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Board's Meetings was provided on January 1, 2014 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. In addition, notice for public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

CALL TO ORDER: Vice-Chairman Dando called the meeting to order at 4:00 PM

ELECTION OF 2015 OFFICERS

1. Erin Dando was nominated for Chairperson. By unanimous vote Erin Dando was elected Chairperson.
2. Leah Buttry was nominated for Vice-Chairperson. By unanimous vote Leah Buttry was elected Vice-Chairperson.

APPROVAL OF MINUTES: The Board approved the Minutes of the November 20, 2014 Meeting.

ACCEPTANCE OF AGENDA: By unanimous vote the agenda was approved.

CONFLICT OF INTEREST: There was a no conflict of interest noted.

NEW BUSINESS:

A. S 15-64 Application of City of Greenville for a **SPECIAL EXCEPTION PERMIT** to establish a 'community service' facility located at **KINGSVIEW ST** and zoned RM-1, Single- & Multi-Family Residential District (TM# 012300-09-04500)

Nathalie Schmidt presented the staff report for the application. The 0.19-acre vacant property in the heart of West Greenville is owned by the City of Greenville and is proposed to be used as a community garden to grow local produce for the neighborhood and would include a storage shed for garden equipment and shared bicycles.

Staff Conclusion: The application complies with the standards for granting a Special Exception Permit and recommends the following conditions if approved by the Board: 1)The Special Exception Permit is limited to the applicant, City of Greenville, and is not transferrable; 2) The use of the property shall substantially conform to the testimony of the Applicant and the content of the application and 3) The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds upon execution by the Administrator.

Michael Williamson, City of Greenville Community Development division, informed the Board that when redevelopment of the Kingsview Point neighborhood was planned, this site was identified as a good site for a community garden. The property will be leased to Village Wrench of Mill Community Ministries, who approached the City about the garden and also proposed a shed for community bicycles. The non-profit has met with the neighborhood association as well.

Wes Whitesell, representative of Village Wrench, explained that there is a partnership with Homes of Hope to build the shed, and described the proposed use and maintenance of the property in more detail.

Having no one else wishing to address the application, the Board closed the public comment portion of the hearing.

Board Member Tindall made a motion to approve the application as submitted subject to staff analysis and recommended conditions. Board Member Jones seconded the motion. The motion was approved by a vote of 6-0.

B. V 15-71 Application by Childs Architecture for a **VARIANCE** to Article 19-6.5.4(A)(6), *Parking lot location and design*, to allow more than 20 percent of the total parking spaces in a front yard located at **405 DUNBAR ST** and zoned RDV, Redevelopment District (TM# 008600-01-00800 and 008600-01-00900)

Michael Kerski presented the staff report for the application and explained that the Applicant is proposing to reuse an existing older industrial building as office space. After completing survey work, they found that because of topography and the shape of the parcel, grading is needed to keep water out of the building and no parking spaces can feasibly be located on the side of the building, as required by the Land Management Ordinance.

Staff Conclusion: The request meets the standards for granting the Variance and recommends that a Variance be granted to allow four parking spaces including one handicapped space in the front yard, as submitted by the applicant on the site plan drawings dated 1/5/15, prepared by Site Design.

Suzanne Childs, applicant and representative of the property owner, stated that the building used to be a machine shop and is currently vacant, intended to be leased to a neighborhood service type of business.

Staff added that the use of the property will be limited to the parking allowed by the site constraints and the submitted site design plans, and the developer will need to work with City Traffic, Planning, and the City's Urban Designer to ensure the development meets municipal codes.

Having no one else wishing to address the application, the Board closed the public comment portion of the hearing.

The Board clarified and discussed the appropriateness of the Variance request.

Board Member Buttry made a motion to approve the Variance subject to staff's recommendations. Board Member Tindall seconded the motion. The motion was approved by a vote of 6-0.

Adjournment: Upon motion duly made and seconded, the meeting adjourned at 4:25 PM.